

**Phillips Landing Community Association DP No. 270051  
247 Burwood Road Concord NSW 2137**

**Minutes of Executive Committee Meeting  
Wednesday 9 August 2006 at 7.30pm**

<b>Present</b>	Joe Abate, Robert Larizza, John Musgrave, Alan Trafford, Jim Walsh, & David Tuskan (Premier Strata Management).
<b>In Attendance</b>	Frank Nuzzatti (Lindsay)
<b>Chairman</b>	Robert Larizza
<b>Quorum</b>	It was noted that a quorum was present.
<b>Minutes</b>	It was RESOLVED that the Minutes of the Executive Meeting held on 31 May/07 June 2006 be confirmed & adopted.
<b>Correspondence In</b>	Handled as part of the relevant Agenda Item.
<b>Preparation for 2006 AGM (OI 279)</b>	It was RESOLVED: <ul style="list-style-type: none"> <li>• That the pre-AGM exec meeting be held on Wednesday 18 November at 7.30pm.</li> <li>• That Premier include in the financial statements separate costs &amp; estimates for (1) the basic gardening contract (2) gardening re-plantings &amp; improvements (3) the basic cleaning contract &amp; (4) additional work performed by the cleaners.</li> </ul>
<b>Back-up for Strata Representatives (OI 280)</b>	It was RESOLVED that the secretary ask elected strata representatives to obtain a back-up, if possible, when they are away for a lengthy period, & advise the secretary.
<b>Pavers outside Captain's Club (OI 240)</b>	It was NOTED that Kladis has begun work & a report on remediation is expected within days.
<b>New Letterbox Design (OI 270)</b>	It was RESOLVED that designs from architects, Nettletontribe, for new letterboxes & for additional space for advertising material in existing boxes be agreed to, subject to any necessary clarification.  It was RESOLVED that, in fairness to all stratas, the cost of any rebuild or modification would need to be borne by the strata serviced by the box. It was further NOTED that, as their box is in need of major repair, Alexander is considering having individual boxes rebuilt to accommodate A4 size documents. Part of the cost would be borne by our insurer.
<b>Security Emergency Response (OI 235)</b>	It was RESOLVED that the draft notice prepared by the secretary be agreed to with minor amendments.

<b>Illegal Parking (OIs 277 &amp; 278)</b>	Premier REPORTED that it has served a Section 13A Notice on the resident of 2 Scarborough & will initiate Mediation proceedings if necessary; FURTHER that a letter has been sent to the resident of 4 Chisholm.
<b>Sauna &amp; GYM (OI 229)</b>	It was RESOLVED that, following receipt of further details, Viking Sauna's invoice 50221 for \$228.00 incl. GST be paid in good faith. It is NOTED that we have reservations.  Alan Trafford REPORTED that the standard practice in commercial GYMs is for children under 12 years to be required to be accompanied by a person 18 or older.
<b>External Painting of Stratats (OI 186)</b>	It was RESOLVED that Murobond Coatings' offer to demonstrate the application of their Murobond paint & one of their silica based paints be accepted. A small section of Bligh or Lindsay to be considered.
<b>Pool Shading (OI 212)</b>	It was RESOLVED that Premier obtain quotes from Al Fresco Shades.
<b>Recycling Notices (OI 271)</b>	It was RESOLVED that the secretary send a letter of thanks to David Webster for affixing recycling notices to garbage room walls.
<b>Pathways (OI 275)</b>	It was RESOLVED that Premier obtain a quote from Wet & Forget to spray pathways. JA to provide contact.
<b>Publication of PLCA Members' Details (OI 276)</b>	It was RESOLVED that the publication of the names, phone numbers etc. of PLCA members be discussed at the AGM. In the meantime the secretary is to ask Pauline Gumby to remove details from our website.
<b>Other Open Issues</b>	It was RESOLVED that other open issues be dealt with as per the Open Issues List dated 9 August 2006.
<b>Open Issues Closed</b>	It was RESOLVED that the following Open Issues be closed: 229, 253, 256, 263, 267 & 268.
<b>Next Meeting</b>	To be determined.
<b>Closure</b>	The meeting closed at 10.02pm.

Jim Walsh  
Hon. Secretary  
15 August 2006.